

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>05-127</u>	<u>BLACK CREEK L. C.</u>
<u>05-301</u>	<u>JOSE C. VALLADARES</u>
<u>06-58</u>	<u>STEVEN HARRIS</u>

THE FOLLOWING HEARING WAS REMANDED BY THE BOARD OF COUNTY COMMISSIONERS BACK TO COMMUNITY ZONING APPEALS BOARD #15 TO THIS DATE:

HEARING NO. 06-6-CC-1 (05-127)

17-56-40
Council Area 15
Comm. Dist. 9

APPLICANT: BLACK CREEK L. C.

GU, AU and RU-1 to RU-2

SUBJECT PROPERTY: PARCEL "A": A portion of the NW ¼ of Section 17, Township 56 South, Range 40 East, all being particularly described as follows:

Commencing at the Northwest corner of the NW ¼ of Section 17, Township 56 South, Range 40 East; thence run S00°56'52"E along the west line of the said NW ¼ of Section 17 for a distance of 95' to a point lying on the west right-of-way line of the Homestead Extension of Florida's Turnpike (A/K/A: HEFT [State Road 821]), said point being the Point of beginning of the parcel of land herein described; thence run the following 7 courses and distances along the said right-of-way line of the HEFT, N89°21'04"E for a distance of 35'; thence S56°28'30"E for a distance of 108.56'; thence S00°48'42"E for a distance of 418.74' to a Point of curvature; thence 261.05' along the arc of a curve to the left, said curve having a radius of 1,999.86' and a central angle of 7°28'45"; to a Point of tangency; thence S08°17'27"E for a distance of 414.46'; thence S05°07'28"E for a distance of 385.99'; thence S00°48'42"E for a distance of 822.4' to a Point of intersection with the north right-of-way line of Old Cutler Road; thence N79°26'24"W along said north right-of-way line of Old Cutler Road for a distance of 223.52'; thence N00°56'52"W along the said right-of-way line of Section 17 for a distance of 2,314.55' to the Point of beginning.

AND: PARCEL "B": A portion of Tract 3 of AMENDED PLAT OF EAST DIXIE PARK, Plat book 31, Page 61, and a portion of the right-of-way of S.W. 224th Street lying north of and adjacent to said Tract 3 (said right-of-way closed by Resolution No. 7275), and a portion of the NW ¼ of Section 17, Township 56 South, Range 40 East, all being particularly described as follows:

Commencing at the Southwest corner of the NW ¼ of the SW ¼ of Section 17, Township 56 South, Range 40 East; thence run N89°16'32"E along the south line of the said NW ¼ of the SW ¼ of Section 17, for a distance of 25' to a point lying on the east right-of-way line of S.W. 107th Avenue as said shown on AMENDED PLAT OF EAST DIXIE PARK, said point being the Point of beginning of the tract of land herein described; thence from the above established Point of beginning run N01°06'28"W along a line that is 25' east of and parallel to the west line of the SW ¼ of said Section 17 and along the said east right-of-way line of S.W. 107th Avenue for a distance of 1,332.15' to the intersection with the south line of the aforesaid NW ¼ of Section 17; thence run S89°10'16"W along the said south line of the NW ¼ of Section 17 for a distance of 25' to the Southwest corner of the said NW ¼ of Section 17; thence run N00°56'52"W along the west line of the said NW ¼ of Section 17 for a distance of 153.67' to a Point of intersection with the S/ly right-of-way line of Old Cutler Road; thence S79°26'24"E along the said S/ly right-of-way line of Old Cutler Road for a distance of 223.28' to a Point of intersection with the west right-of-way line of the HEFT; thence run the following courses and distances along the said west right-of-way line of the HEFT, S00°48'42"E for 194.61'; S03°06'08"E for 500.4'; S00°48'42"E for 747.48' to a Point of intersection with the aforesaid south line of the NW ¼ of the SW ¼ of Section 17; thence departing the said west right-of-way line of the HEFT run S89°16'32"W along the said south line of the NW ¼ of the SW ¼ of Section 17 for a distance of 206.64' to the Point of beginning.

CONTINUED ON PAGE TWO

HEARING NO. 06-6-CC-1 (05-127)

17-56-40
BCC
Comm. Dist. 9

APPLICANT: BLACK CREEK L. C.

PAGE TWO

LOCATION: Between S.W. 107 Avenue and the Homestead Extension of Florida's Turnpike (State Road 821) and between S.W. 216 Street & theoretical S.W. 228 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 17.21 Acres Gross

GU (Interim District)
AU (Agricultural – Residential)
RU-1 (Single Family Residential)
RU-2 (Two Family Residential)

ON 8/24/06, THE BOARD OF COUNTY COMMISSIONERS RELINQUISHED JURISDICTION ON THIS ITEM TO COMMUNITY ZONING APPEALS BOARD #15:

HEARING NO. 06-6-CC-2 (05-301)

18-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: JOSE C. VALLADARES

(1) AU to RU-1M(a)

(2) Applicant is requesting to permit a single-family residence setback 74.01' (50' maximum permitted) from the front (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A site plan is on file and may be examined in the Zoning Department entitled "Valladares Parcel," as prepared by Chisholm Architects-Planners-Interior Designers and dated 9/22/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: That portion of the east ½ of the west ½ of the SW ¼ of the SW ¼, lying south of Bailes Road, less the south 40' for right-of-way, all in Section 18, Township 56 South, Range 40 East.

LOCATION: 11550 Bailes Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.783 Acres

AU (Agricultural – Residential)
RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

APPLICANT: STEVEN HARRIS

- (1) Applicant is requesting to waive the zoning regulations requiring half-section line rights-of-way to be 70' in width; to permit 30' of dedication (35' required) for the west half of S.W. 122 Avenue.
- (2) Applicant is requesting to permit a lot frontage of 70.83' (75' required) and a lot area of 7,083 sq. ft. (7,500 sq. ft. required)

OR IN THE ALTERNATIVE TO REQUESTS #1 AND #2, THE FOLLOWING:

- (3) Applicant is requesting to permit a lot frontage of 70.83' (75' required) and a lot area of 6,728 sq. ft. (7,500 sq. ft. required).
- (4) Applicant is requesting to permit a setback of 20' (25' required) from the front (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #4 may be considered under §33-311(A)(14) (Alternative Site Development Option for a Single-Family or Duplex Dwelling) and approval of requests #1 - #4 under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Harris Residence," as prepared by Charles C. Mitchell, P. E., Sheet "A-1," dated stamped received 6/15/06 and the rest dated stamped received 3/6/06 for a total of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north ½ of Lots 23 & 24 of Block 3, FLAMINGO PARK, Plat book 18, Page 28.

LOCATION: The Southwest corner of S.W. 217 Street & S.W. 122 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7,083 sq. ft.

PRESENT ZONING: RU-1 (Single-Family Residential)

